



Fetteresk Back Street, Bridge Of Earn, PH2 9AB  
Offers over £85,000





- Beautifully refurbished one-bedroom maisonette
- Bright living room with period fireplace
- Contemporary bathroom with shower-over-bath
- Fresh neutral décor and new flooring throughout
- Move-in-ready condition

- Attractive traditional stone exterior
- Modern dining kitchen with ample workspace
- Large top-floor bedroom with dormer windows
- Gas central heating
- Located in the heart of Bridge of Earn

Fetteresk is a charming and beautifully refurbished one-bedroom maisonette located in the heart of the ever-popular village of Bridge of Earn. Blending traditional stone-built character with a fresh, modern interior, this attractive home is an ideal choice for first-time buyers, downsizers, or those seeking an easy-to-maintain holiday home.

Set across two floors, the accommodation is bright, inviting, and thoughtfully finished. The first floor offers a spacious living room featuring a period fireplace and a deep-set window providing plenty of natural light. The newly fitted dining kitchen is sleek and contemporary, offering generous worktop space, modern units, and room for appliances. A stylish bathroom with fresh white décor and a shower-over-bath completes this level. The upper floor hosts a superb double bedroom extending the full width of the property. With dormer windows offering pleasant views, newly fitted carpets, and excellent built-in storage, it offers an impressive and tranquil retreat. Having undergone extensive upgrades, the property is presented in move-in condition, with neutral décor throughout, modern lighting, quality flooring, gas central heating and double glazing. On-street parking is available directly outside, and all village amenities are just a short stroll away. Fetteresk combines character, convenience, and modern comfort-an appealing home in a sought-after community.

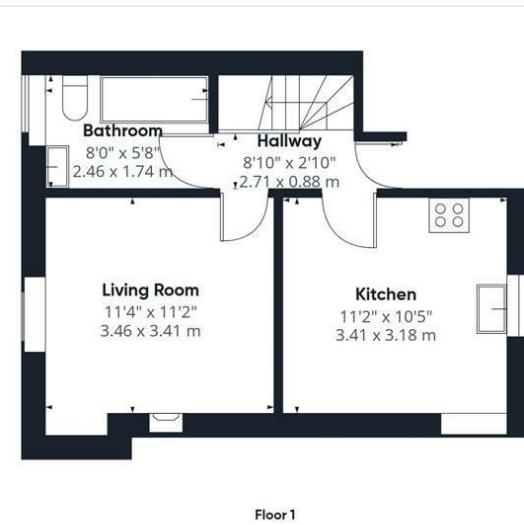
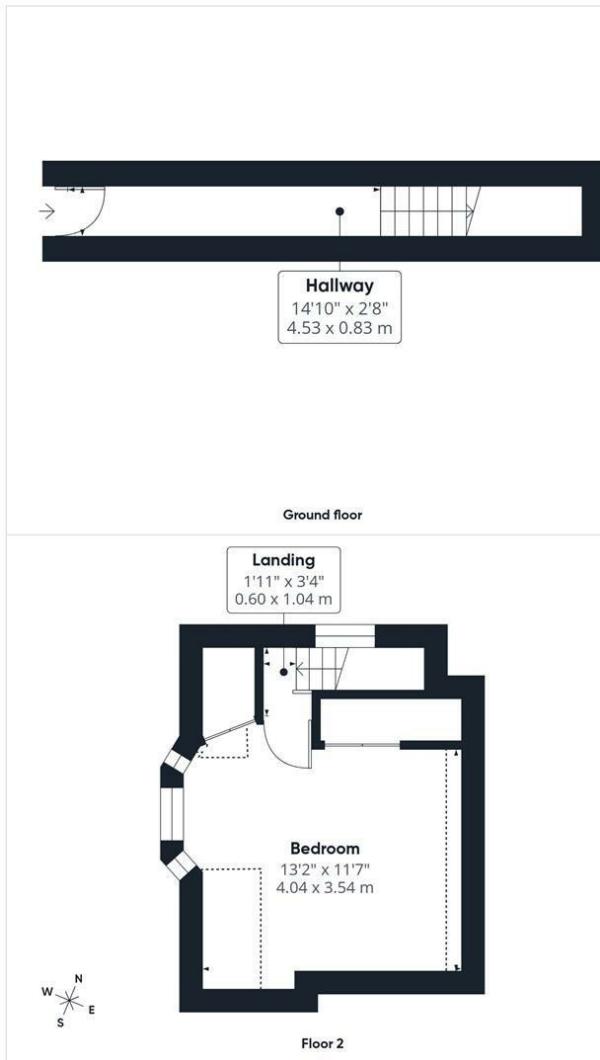




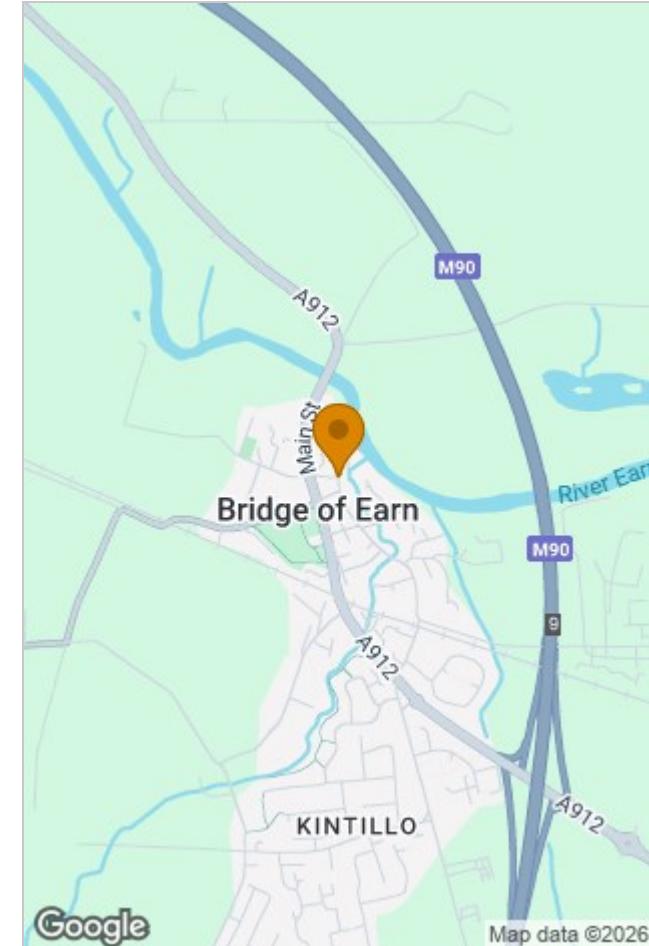
## Location

Bridge of Earn is a thriving and well-connected village just a few minutes south of Perth. Popular for its friendly community feel, it offers a selection of local shops, cafés, a primary school, and scenic riverside walks. Excellent transport links make commuting easy, with Perth, Dundee, and Edinburgh all accessible by road, and nearby park-and-ride facilities offering added convenience. The village is surrounded by beautiful countryside, providing opportunities for outdoor pursuits while still benefiting from city amenities close by. Fetteresk enjoys a central position, placing all local services within easy walking distance.





Approximate total area <sup>(1)</sup>
625 ft <sup>2</sup> 57.9 m <sup>2</sup>
Reduced headroom
30 ft <sup>2</sup> 2.8 m <sup>2</sup>
(1) Excluding balconies and terraces
Reduced headroom
..... Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		63	(55-68) D		75
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

## Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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